

TOWN OF UNIONVILLE
MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of Town of Unionville met on Monday, January 8, 2018, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Joe Medlin, Vice-Chairman Craig Rushing, Board members Aaron Tarlton, Ken Trull, and Andy Fowler, and Alternate Scott Barbee were present. Absent was Alternate Barry Baucom. Jeff Broadway arrived after the meeting began.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Aaron Tarlton led the prayer of invocation.

Chairman Medlin called the meeting to order and welcomed all to the meeting. Upon motion duly made by Aaron Tarlton, seconded by Ken Trull, the Board unanimously approved the minutes of the September 12, 2017, regular meeting.

Chairman Medlin opened the discussion for the consideration of Gene Price's resignation and a recommendation for replacement. He noted that the Board has received applications from Jerry Adams and Joshua Caruso. He also stated that there had been some new applications received from Matthew Price and John Smith, Jr. Administrator Gaddy stated that Scott Barbee should join the Board to sit in in the absence of Gene Price and Jeff Broadway. Ken Trull clarified that if an alternate were recommended, they would then fill the position with a new position. Craig Rushing made a motion to recommend Alternate Scott Barbee to serve in Gene's place. The motion was seconded by Ken Trull and the recommendation passed unanimously.

Chairman Medlin then opened the discussion of filling Scott Barbee's vacated Alternate position with one of the applications on file. Aaron Tarlton verified that Matthew Price's employer (Union County Sheriff's Office) would approve his appointment and Matthew confirmed that the Sheriff had approved Matthew's involvement. Aaron Tarlton made a motion to recommend Matt Price to fill the alternate position. The motion was seconded by Scott Barbee, and passed unanimously.

Scott Barbee then addressed the Board with an issue concerning an applicant for the Planning Board, Joshua Caruso. Scott Barbee stated that a candidate for Mayor placed his campaign signs in the state ROW; however, the sign was removed by Mr. Caruso. Scott Barbee stated that Mr. Caruso was committing a misdemeanor by harboring the candidate's sign in his home. Scott said that he was disturbed by the actions of Mr. Caruso and stated that it was conduct unbecoming of a potential Planning Board member for the Town of Unionville. Scott made a motion that Mr. Caruso's application be removed from the Planning Board permanently. There being no second, the motion died. Chairman Medlin asked if there would be any protocol on removing applications and asked if this would be an issue for Council to resolve. Ken Trull asked if the applications were continuously utilized. Administrator Gaddy stated that she will contact the applicant to verify if he/she is still interested in serving. She went on to state that the Board might set a time limit on how long the Town keeps the applications on file. Aaron Tarlton made a motion that applications for Planning will expire after 12 months. The motion was seconded by Craig Rushing. Ken Trull asked if the website indicated the expiration. Craig Rushing also

asked if the statement of expiration could be added to the application. Administrator Gaddy stated that she could take care of making these updates to the website and application. She also stated that this was not addressed in the Land Use Ordinance. The motion passed unanimously. Administrator Gaddy asked if this would be effective immediately. Chairman Medlin confirmed that it would take place immediately.

Chairman Medlin then opened the floor to elect Chairman and Vice Chairman for 2018. Craig Rushing made a motion for Joe Medlin to continue serving as Chairman. The motion was seconded by Andy Fowler and passed unanimously. Aaron Tarlton made a motion for Craig Rushing to continue serving as Vice-Chair, and was seconded by Scott Barbee. The motion passed unanimously.

The Board then began the consideration of Subdivision #17-12 - William Stanley Brooks et al. Administrator Gaddy stated that Matt Price has requested a subdivision of 3.34 acres on the back lot of his grandfather's property. It has a 20-foot dedicated easement, meets all criteria, and is recommended for approval. Aaron Tarlton made a motion to approve the Subdivision #17-12, seconded by Scott Barbee. The motion passed unanimously.

Chairman Medlin opened the floor for discussion of the consideration of military hardware at Unionville American Legion #535 Post site. Administrator Gaddy stated that John Brewer contacted the Town with Legion's opportunity to acquire a piece of military hardware for their new facility. Administrator Gaddy stated that the Legion's name is put in a pot and if their name is drawn, they then have the option to accept it. If their name comes up, and they decline, their name then goes back down to the bottom of the list. Administrator Gaddy stated that she has struggled with categorizing the hardware. If it is classified as an accessory structure, our current ordinance states that it would have to have proper setbacks and be placed behind the primary structure. We would be potentially setting a precedence with our decision, and it is not seemingly time sensitive. Aaron Tarlton asked if the Legion would need a letter from the Town. Administrator Gaddy stated that there would be a need for some sort of approval, typically in the form of a permit. She went on to state the Town could do an accessory structure permit with approval to place the structure in front of the primary structure, so long as it meets proper setback requirements. Ken Trull asked if he was correct in hearing that New Salem's Legion's helicopter was recently struck by a vehicle. Administrator Gaddy confirmed that the helicopter was hit. Ken Trull asked how far off the road the building will be set. Scott Barbee stated that the building is 75-100 feet. Aaron Tarlton stated that the residential setback requirements should be suitable for the structure. Administrator Gaddy advised the Board that they could table the discussion and asked for additional information from the Legion. Scott Barbee made a motion to table the discussion until further information is made available. The motion was seconded by Andy Fowler and passed unanimously.

In other business, Ken Trull asked how the parking lot situation ultimately ended. Administrator Gaddy stated that it was rezoned to CUD-B2. She stated that there were 8 conditions, the time frame was changed to read that the lot would be open during school functions to accommodate student athletes. The Council did not approve the lot until DOT added about 3 feet of shoulder along Love Mill Road. The crossing guard will let them go across. Another condition was added that if a student is caught

walking in the road, the Laney's have rights to suspend the student's permit. Ken Trull asked if the lot would still operate if the school acquired more parking. Administrator Gaddy stated that she assumed that if the need were gone, it would no longer be utilized. Craig Rushing asked if the Town would be held liable if anything were to happen. Administrator Gaddy stated that the Town has no liability, as confirmed by the Town's attorney. The Laney's have a contract with the students and if a student were involved in the incident, the student would be held responsible.

In addition, Andy Fowler asked about the potential for subdivisions to have sewer lines running through the properties of other owners. Jeff Broadway stated that he had talked with the Assistant County Manager and she said that she would look into those things and would gather some information, which Jeff will give to Sonya. Jeff went on to state that the County seemed to understand the concern of having septic lines running through 2-3 other lots. Unless there is some unknown legislation at the County or State level, the Town could make some decisions concerning this matter. Administrator Gaddy offered to ask what other communities are doing to address the issue. She stated that she would wait to hear back from Jeff, then would ask the members of the listserv.

There being no other business, and upon motion duly made by Ken Trull, seconded by Aaron Tarlton, the Board unanimously adjourned the meeting.

Respectfully submitted,

Melody Braswell
Deputy Clerk